

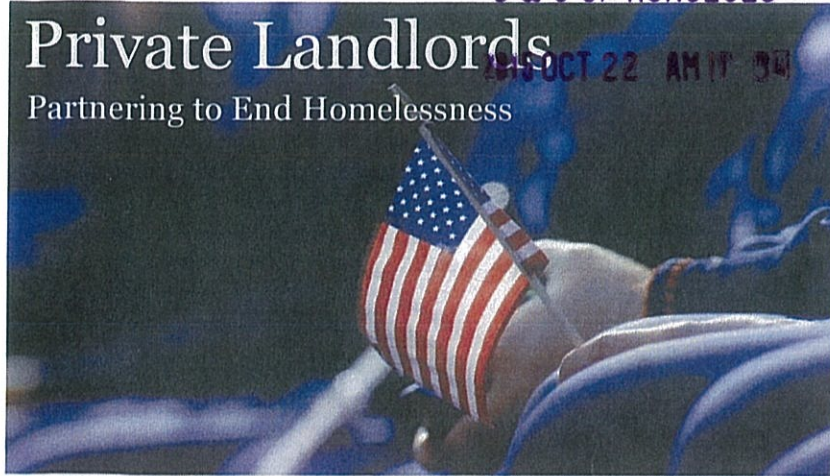


JOINING FORCES

RECEIVED
CITY CLERK
C & C OF HONOLULU

Private Landlords

Partnering to End Homelessness



"It is truly our duty to right this wrong and put an end to veteran homelessness, once and for all."
-First Lady Michelle Obama



Every veteran deserves a safe and stable place to call home.

Federal programs—such as the HUD-Veterans Affairs Supportive Housing (HUD-VASH) and the Supportive Services for Veteran Families (SSVF) programs—can provide long- or short-term rental subsidies and services that effectively end homelessness for our nation's heroes and their families. In many communities, however, veterans struggle to find apartments or homes that they can rent with these subsidies, and remain living on our streets and in our shelters for far too long, but you can help.

The Need

Access to Rental Housing for Veterans and Their Families

No veteran should experience homelessness, and thanks to important actions at the Federal, state and local levels, veteran homelessness has been reduced by 33 percent between January 2010 and January 2014. Ending veteran homelessness is an achievable goal, but there is more work to do. In January 2014, 49,933 veterans were experiencing homelessness in the United States, and veterans accounted for more than 10 percent of all adults facing homelessness. Achieving this goal requires a community-wide response to provide access to rental units for veterans that are exiting homelessness, especially in high-cost and tight rental markets. Even in communities that have made great progress, such as New Orleans, where veteran homelessness was effectively ended earlier this year, there is still a need for landlords to make units available for veterans who may experience homelessness in the future.

The Opportunity

Partnering to Make Homes Available to Those Who Served

Landlords can play a key role honoring those who have served our country by working with VA and non-profit organizations serving veterans to make their rental units available to veterans who have experienced homelessness and are participating in the HUD-VASH or SSVF programs.

- HUD-VASH is a collaborative program between the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) through which eligible veterans experiencing homelessness receive a Housing Choice rental voucher from HUD, paired with VA-provided case management and supportive services to sustain housing stability, support recovery from physical and behavioral health issues, and address other challenges. Program goals include housing stability, while promoting maximum veteran recovery and independence in the community for the veteran and the veteran's family.
- The SSVF program provides time-limited financial assistance and case management services to help veterans and their families rapidly return to housing or to prevent homelessness. VA funds community-based, nonprofit organizations to provide security deposits and rental subsidies and case management services to ensure that the housing is stable and successful, with the goal of supporting the veteran to take over full responsibility for the lease and the rent.

In addition to knowing they have an opportunity to serve our nation's veterans, landlords will find some advantages when they choose to partner with HUD-VASH and/or SSVF programs. For example, landlords can experience more stable rental income, reduced vacancy rates due to quick connections with renters as soon as units become available, and access to staff people who can address any issues. Participants in both programs access case management and/or support services, which provides a safety net for tenants, additional assurances that lease terms are met, and a reduced default risk.

MAYOR'S MESSAGE 143

whitehouse.gov/joiningforces | usich.gov | hud.gov | va.gov

Submitted by the Mayor's Office of Housing at the October 22, 2015
Committee on Business, Economic Development and Tourism Meeting

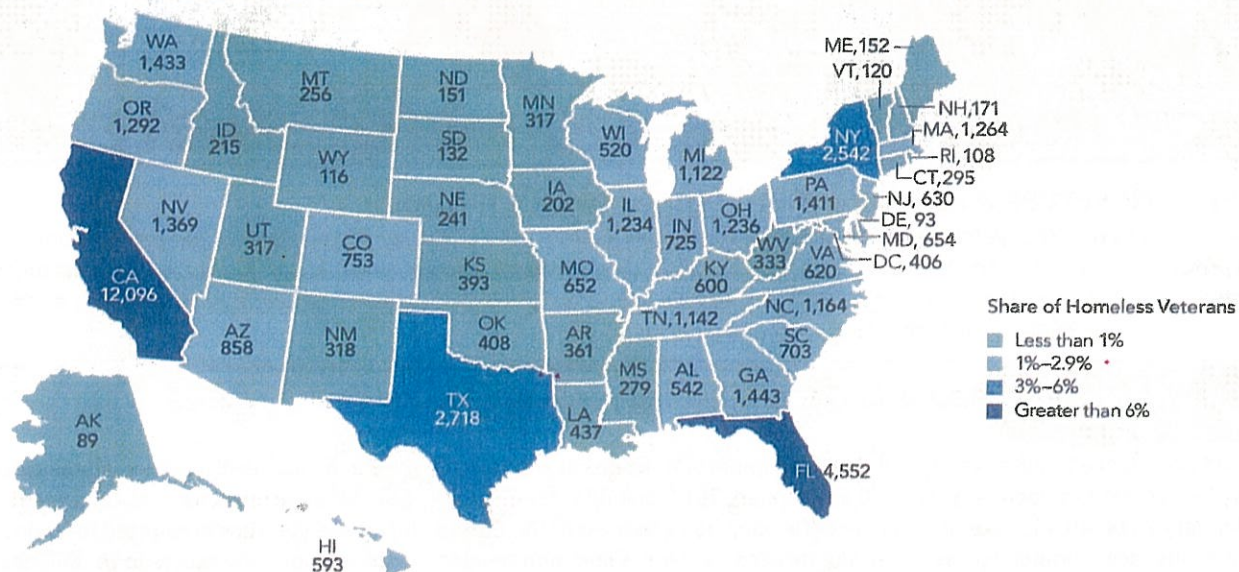
BEDT



The Data

Estimates of Veterans Experiencing Homelessness

By State, 2014



SOURCE: HUD 2014 Annual Homeless Assessment Report to Congress

The Communities

Landlords willing to rent to veterans participating in HUD-VASH and SSVF programs are essential elements of the solution to veteran homelessness in every community in our country. Provided here is a list of 25 communities that have some of the most significant needs:

Community	Veterans Experiencing Homelessness
Atlanta, GA	477
Baltimore, MD	305
Boston, MA	450
Chicago, IL	714
Denver, CO	429
Detroit, MI	525
Fresno, CA	272
Honolulu, HI	385
Houston, TX	644
Las Vegas, NV	1230
Los Angeles, CA	3739
Miami, FL	317
New Orleans, LA	193

Community	Veterans Experiencing Homelessness
New York, NY	1645
Orlando, FL	299
Philadelphia, PA	357
Phoenix, AZ	310
Portland, OR	412
Riverside, CA	296
San Diego, CA	1307
San Francisco, CA	720
Seattle, WA	685
Tampa, FL	236
Tucson, AZ	285
Washington, DC	406
Total	16,638

*Estimates based on the 2014 Point-in-Time Count

Contact

To connect with your local HUD office, visit <http://portal.hud.gov/hudportal/HUD?src=/localoffices>.

To connect with your local VA on landlord opportunities, contact Charles Selby, Charles.Selby@va.gov.





ENDING VETERAN HOMELESSNESS

*Jim, formerly homeless Veteran
Served 2004-2011*

How Landlords Can Help

Thirteen percent of U.S. adults who are homeless have served in the military—a significant number, given that Veterans represent just 7 percent of the overall population. VA is working diligently to end Veteran homelessness by the end of 2015, and you can help. If you have a rental property, consider participating in a program that has helped tens of thousands of Veterans and their families overcome the challenges of homelessness and lead independent lives.

What Is HUD-VASH?

The HUD - Veterans Affairs Supportive Housing (HUD-VASH) program is a collaborative effort among the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Veterans Affairs (VA), and local public housing authorities. Under HUD-VASH (VA Supportive Housing), eligible low-income Veterans receive a Section 8 rental voucher plus case management and supportive services from VA.¹

Benefits for Landlords²

- **Guaranteed income:** See reliable monthly rental payments through the local housing authority and fair market rent on your property.
- **A say in security deposits:** Set your own amount based on local standards.
- **Annual property recertification:** Third-party inspections help to maintain quality.
- **Benefit of VA services:** Ongoing case management provides a safety net for tenants and lowers default risks.
- **A chance to honor those who served:** HUD-VASH landlords are part of the solution to ending homelessness among Veterans, who sacrificed so much to keep our country safe and free.



U.S. Department
of Veterans Affairs

1. http://www.paloalto.va.gov/docs/HUDVASH_Landlord_Brochure.pdf
2. <http://www.achsng.com/docs/OwnersGuideSection8HCVP.pdf> (pp 6-7, 11-27)

Become a HUD-VASH Landlord in Five Steps

1. **Contact** your local public housing authority to fill out the required paperwork, secure a spot on a list of approved HUD-VASH properties, and find out more about the HUD-VASH program.
2. Schedule a HUD Housing Quality Standards inspection to make sure your property is up to code.
3. Find eligible Veterans by promoting your property as one that accepts HUD-VASH vouchers or by contacting the VA homeless coordinator in your area (va.gov/directory).
4. Screen tenants and have them approved by the housing authority.
5. Have your tenant review and sign your lease. Initial lease terms are generally 12 months and can't be broken without the owner's approval.

Other Ways to Serve Veterans Who Are Homeless or At Risk of Homelessness

- Consider renting units below the market rate to Veterans who were homeless.
- Organizations like The Home Depot Foundation and Habitat for Humanity have programs and resources dedicated to building and renovating homes for Veterans. Learn more at va.gov/homeless/landlords.asp.
- If a Veteran you know is homeless, at imminent risk of becoming homeless, or in crisis, refer him or her to VA. Make the Call to **877-4AID-VET** (877-424-3838) or chat online at va.gov/homeless. Trained, supportive professionals are available 24 hours a day, seven days a week, to connect Veterans with the care they need to get back on their feet.

Get Ahead of Your Housing Inspection²

Addressing important maintenance issues can help your property pass a housing inspection the first time around.

Make sure your unit has:

- Working smoke alarm(s)
- Proper ventilation in bathrooms (window or fan)
- Connected utilities
- A functional stove and refrigerator
- A window in every bedroom that can stay open without props
- A working water heater discharge line and pop/relief valves
- Handrails for steps
- Secure railings for porches and balconies

Make sure your unit does not have:

- Broken or missing locks
- Broken or missing windows
- Bugs or vermin
- Tripping hazards on the floor
- Exposed electrical wiring
- Chipping or peeling paint inside or outside

Contact your local housing authority for specific requirements.



U.S. Department
of Veterans Affairs

Help for Homeless Veterans
877-4AID-VET
va.gov/homeless (877) 424-3838